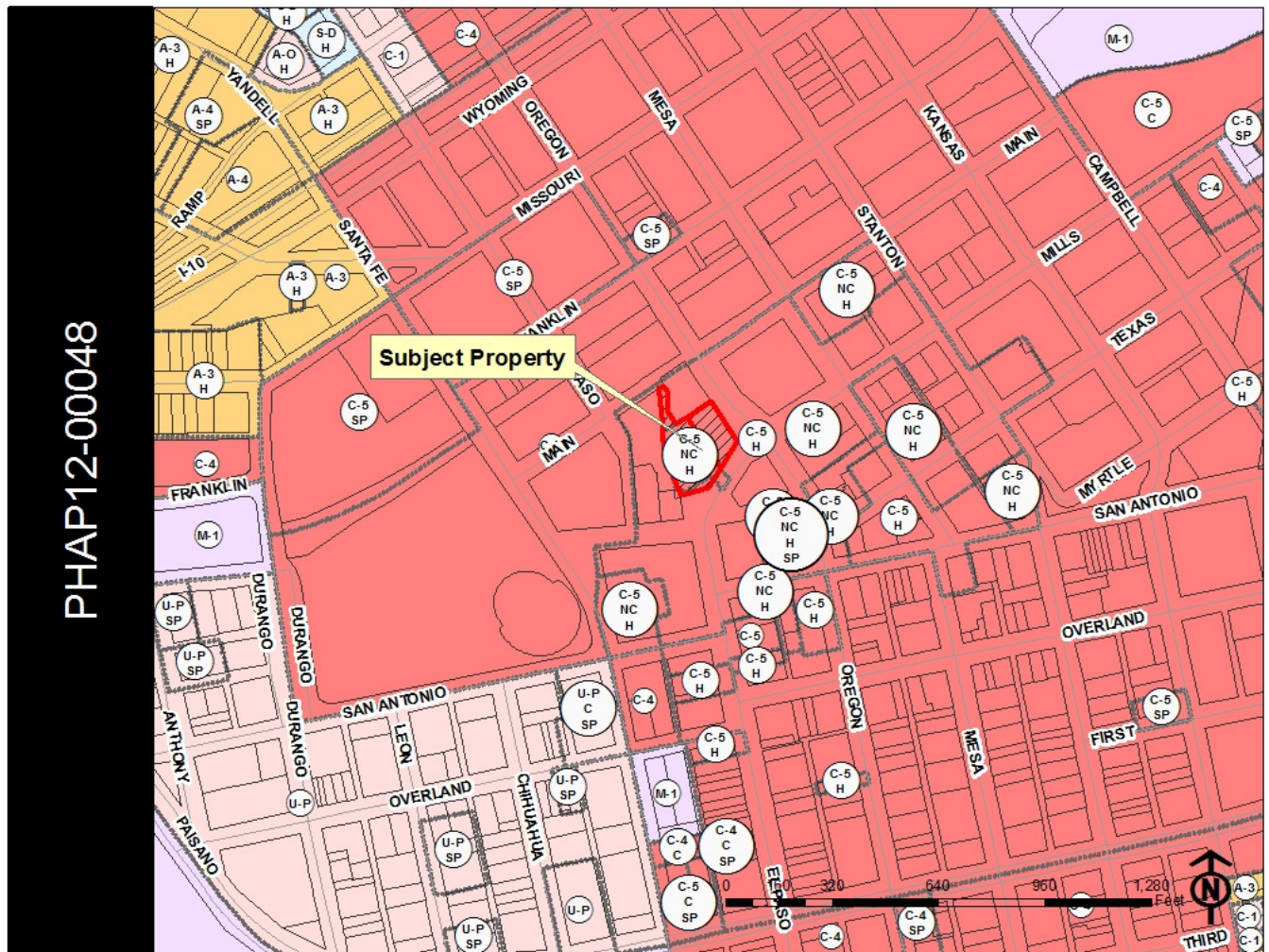




PHAP12-00048

Date: December 17, 2012
Application Type: Certificate of Appropriateness
Property Owner: Mills Plaza Properties III, LP
Representative: Sandra Mendez
Legal Description: Lot 17 Mills, Pt. of Block Beginning 95.08' SW of Nec (13.17') and 17 Mills Se Pt. Of Blk. (87.50' On N - 150.00' On E, City of El Paso City of El Paso, El Paso County, Texas.
Historic District: Downtown
Location: 123 W. Mills Avenue and 303 N. Oregon Street
Historic Status: Landmark
Request: Certificate of Appropriateness for the installation of new storefronts, replacement of existing metal canopy/marquee, installation of new awnings, and installation of signage.
Application Filed: 12/3/2012
45 Day Expiration: 1/17/2013

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of new storefronts, replacement of existing metal canopy/marquee, installation of new awnings, and installation of signage.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL with modifications of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- It is recommended that storefronts be similar to that of the Mills or Center buildings: large display windows, a small wainscot at the bottom, and a recessed entry.
- Preserve original materials or details. Replace missing original elements.
- Signs should not hide or cover any significant detailing and/or architectural features of the building.
- On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.
- Signs shall not exceed thirty square feet in all commercial districts and should not exceed six feet in height.
- Signs constructed for landmark buildings must be made of materials attributed to the era in which the building was constructed. Plastics are not permitted.
- Designs for signs should be innovative and compatible with the building and/or surrounding area. Lettering should not exceed 40% of the total area.
- Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.
- Historically, awnings were covered with canvas.
- Materials should be compatible with the structure.
- Awnings and canopies should be placed at the top of openings but they should not cover important architectural details/elements.
- Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.

- Fixtures should not extend across the facades of several buildings. Instead, fixtures should fit within vertical elements such as columns.
- Graphics on fabric awnings should be placed on the slope or valence.
- On canopies, signs can be mounted above (along its front edge), or shingle signs can be suspended from the ceiling.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

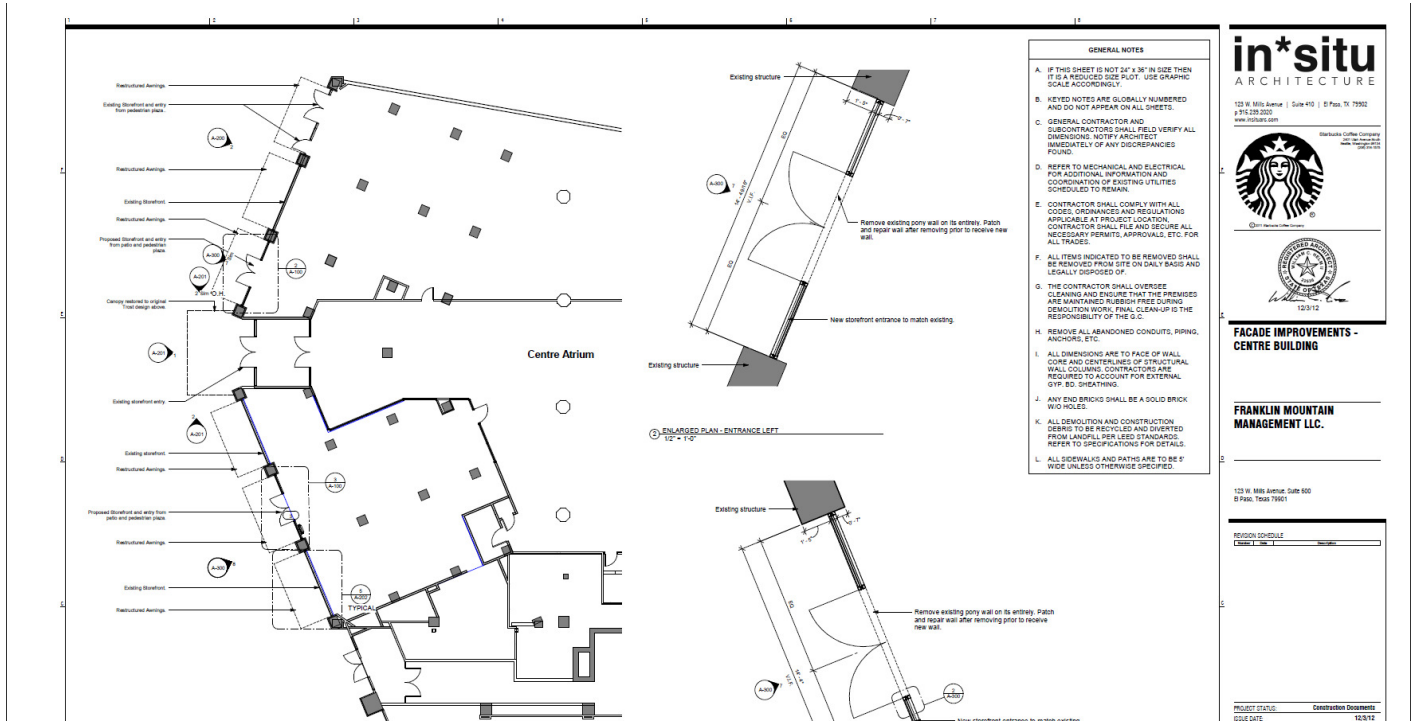
The modification is that the signs proposed to be mounted on the top surface of the canopy be placed inside the building storefront so that they may be visible from the exterior.

AERIAL MAP

PHAP12-00048



FLOOR PLAN AND ELEVATIONS



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123 W. Mills Avenue | Suite #10 | St. Paul, MN 55102
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123 W. Mills Avenue, Suite 800
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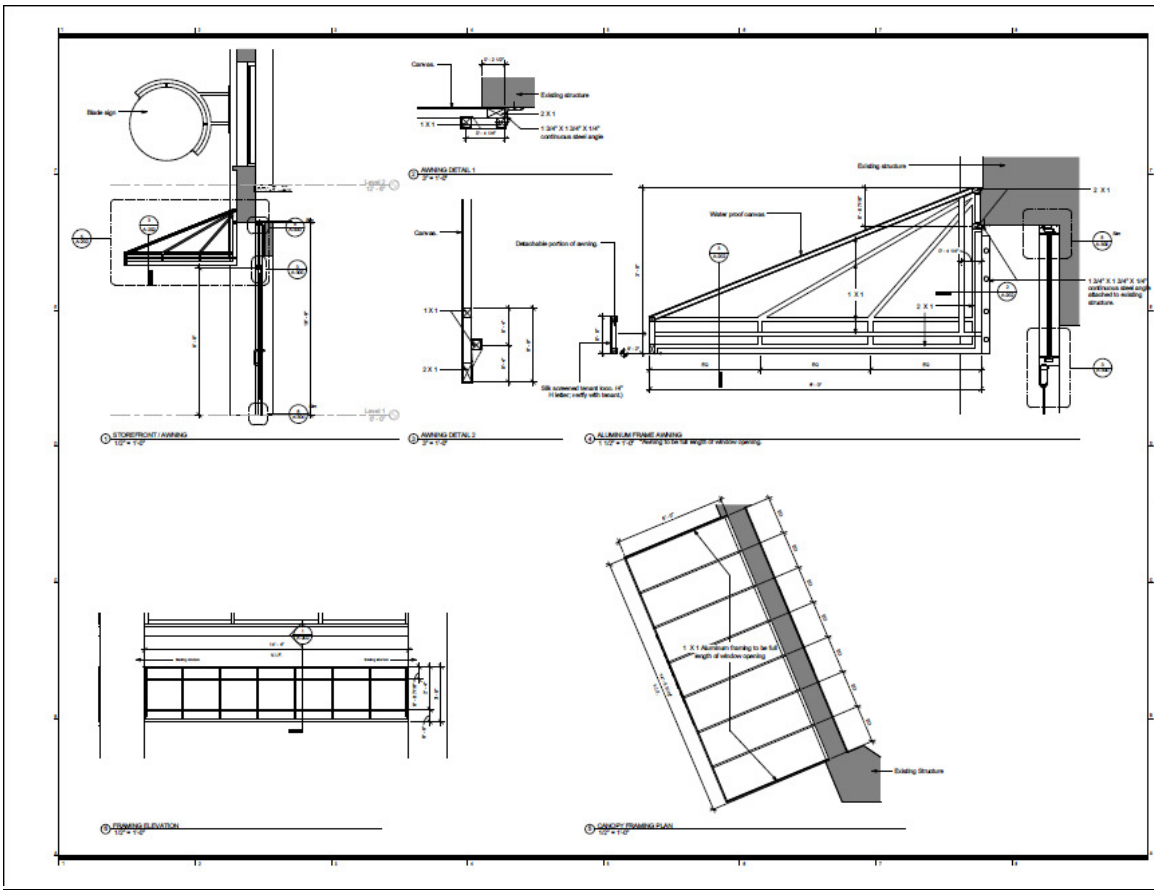
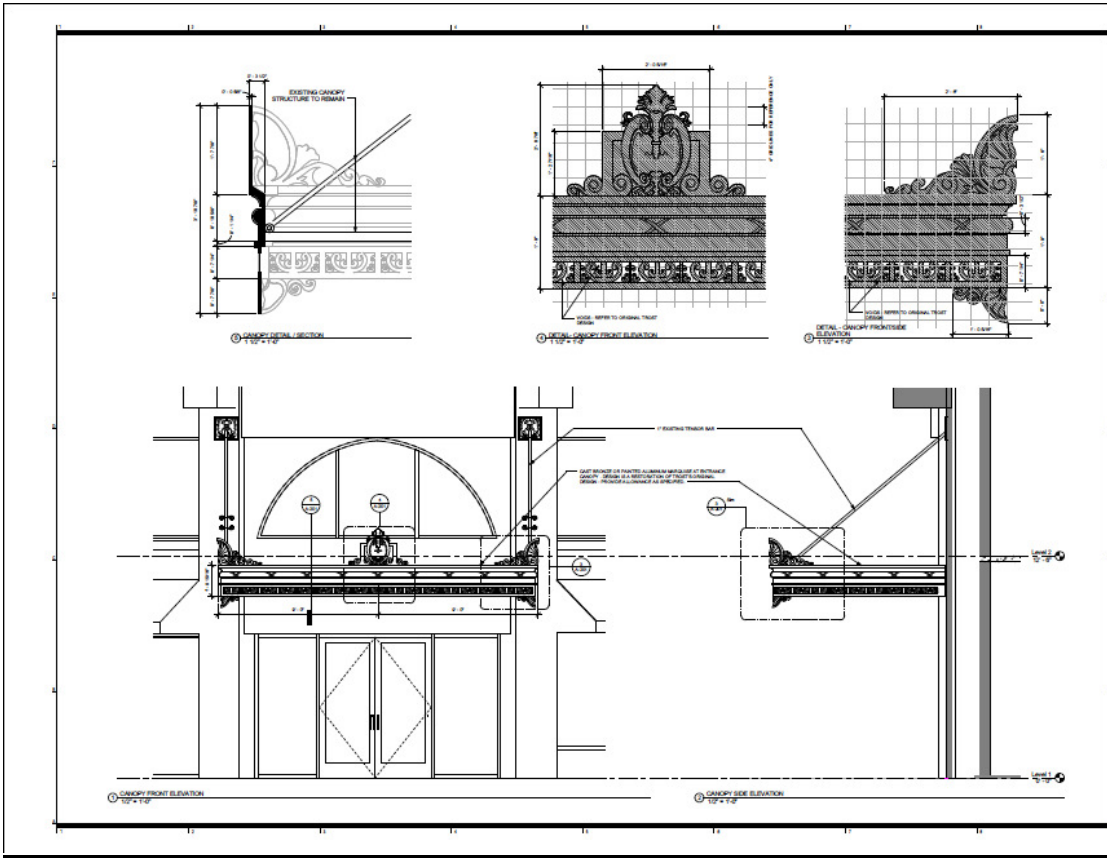
REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	12/3/12	ISSUED FOR PERMIT

PROJECT DATA Construction Documents
ISSUE DATE 12/3/12



DETAILS



DETAILS

